

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R27891

Property Information

property address: 4103 S TEXAS AVE
legal description: GARDEN ACRES, LOT 48,49, "BRYAN PLACE OFFICE BLDG"
owner name/address: BRONSTAD, DAVID ETAL
DBA BOARDROOM PROPERTIES
3833 S TEXAS AVE STE 240
BRYAN, TX 77802-4015
full business name: Bryan Place (see comments for tenant list)
land use category: Comm-office type of business: office building
current zoning: C2 occupancy status: occupied
lot area (square feet): 43,100 frontage along Texas Avenue (feet): 209.65
lot depth (feet): 199.24 sq. footage of building: 23,839
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): _____ # of stories: 2
type of buildings (specify): concrete
building/site condition: 4-maintained structure
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) blgd is sitting ~20 ft back from TX; needs to be \geq 25 ft.
approximate construction date: 1975 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 81
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 12x8 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: could use more shrubbery

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

tenant list: Assist 2 Sell; Germania Insurance; WEBPRO; Dobrowsky;
Duffy, Intz; Ono & Co; Clear Vision Brokerage; Sullivan Assoc; Real Investment
Group; Mid-TX Claim Svc; TX Real Estate Svc; HBI Office Solutions;
First Surety Mortgage; Battle Commercial Ins, PC; Maxwell Martin, Atty;
Mobile Docs, LLC; Realty World Appraisal; Pension Appraisal;
BSI Highway Products; Crawford Company